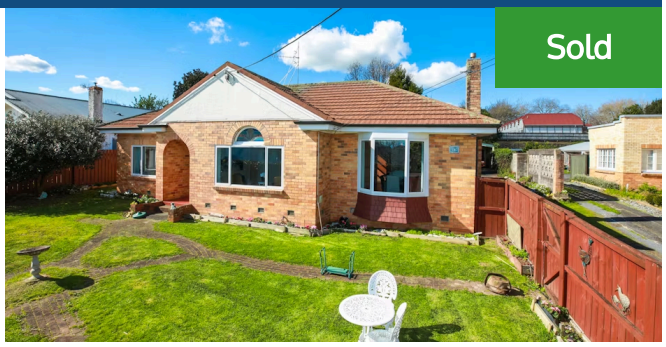
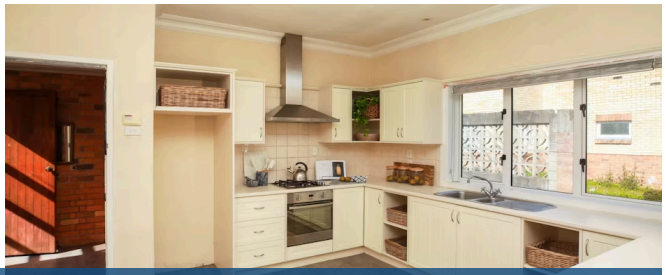
Lugtons

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110 MacFarlane Street, Hamilton East

3 1 2

Delivering a central Hamilton East location and all the benefits of living a short stroll from Grey Street eateries and shopping hub - this endearing classic three bedroom brick home has the time-tested dependability of a 1930's build with the assurance of modern living convenience. Speckled with charm and character, the home is located nearby Hayes Common, Wellington St Beach and the riverside esplanade with walk/cycle links to the city and Hamilton Gardens. Major transit routes are nearby for a straightforward commute. The open plan layout considers family enjoyment and daily ease. The kitchen is warm and inviting and simply a pleasure to spend time in. The lounge is spacious and light-filled with windows framing the front yard with a touch of charm. A space for everyone to enjoy a laid-back approach to cooking, dining, or relaxing. Ornate and period details feature throughout the home and blend effortlessly with the new double-glazed joinery. The traditional shared bathroom reveals a modern edge with its recent update and an additional bathroom occupies a space in the separate laundry off the large foyer entrance. There is something magical about entertaining outside, whatever the weather. One of the home's highlights is the large, glazed conservatory. Soak up the ambience all year round with blooming and bursting colour in Spring, Autumn or Winter. Enjoying its position down a right-of-way, the section is private and secure. The garage has been insulated and fitted with a shower, toilet, hand basin and double-glazed ranch slider. An excellent solution for guest overflow or extended family. Ample off-street parking completes the appeal. Call me today to organise a viewing time - 0226341066. Copy and paste the link below to access and download the property files:

http://www. propertyfiles. co. nz/110MacfarlaneSt

Rates $3,219.19





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